

Proposal No. 8
Sun Valley Blvd. & West Charleston

Location	Proposal
Sun Valley Blvd. and West Charleston	<p data-bbox="650 385 1223 451">Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to</p> <ol style="list-style-type: none"><li data-bbox="650 488 1403 592">1) Change approximately 40 acres from Commercial to Urban Residential on the west side of Sun Valley Blvd. and south of West Charleston.<li data-bbox="650 629 1403 733">2) Change from Commercial to Environmental Resources between the two railroad tracks west of Sun Valley Blvd.<li data-bbox="650 770 1403 874">3) Correct the boundaries east of Sun Valley Blvd. from Commercial and Industrial to Green Space and Environmental Resources.
Recommendation: Approval	

Status/Description

This application is associated with Change of Zone #06067 from H-3 to R-3 on approximately 41 acres of land west of Sun Valley Blvd. and south of West Charleston. The applicant has indicated that the purpose for the change of zone is to expand the existing student housing apartments. The applicant has requested this change of zone prior to submitting a revised CUP to alleviate unnecessary cost if the change of zone is not approved. Although the intended purpose is to expand the existing apartments, any permitted use in the R-3 district would be allowed by right.

In addition, staff is adjusting the boundaries of the Commercial space to the east and south as a result of this proposal. There is a small lot north of the railroad tracks that would remain designated as commercial. Land on the east side of Sun Valley Blvd. is between the road and Salt Creek and is already in "green space" use and should be designated as such in the Comprehensive Plan.

Comprehensive Plan Implications

Previously, this land was identified in a special permit as former landfill within the area of change from Commercial to Urban Residential. The potential for methane gas will need to be addressed with any development of the property.

Watershed Management notes that this area is in the Salt Creek floodplain. This does not prevent development, but it would limit the amount of land that could be developed. Currently there is a 15% allowable fill for this area. Any proposal coming after proposed standards become effective (late fall/early winter) would be required to meet the 55% allowable fill which was

determined in the new Salt Creek Study.

There are concerns about locating residential in close proximity to an industrial district. The Lincoln-Lancaster County Health Department has recommended a 300 foot buffer between any residential structure and any business or industry. The existing industrial is located on the north side of west Charleston St. and adjacent the railroad tracks to the south.

Close proximity to transportation routes, public park space and UNL city campus support residential uses in this area. There were no objections from other departments to the change of zone application.

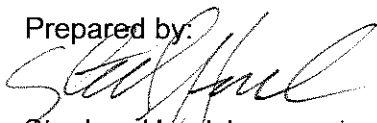
Conclusion

Staff recommends approval of this amendment to the Comprehensive Plan. There are several issues to resolve regarding floodplain and the former landfill on this site. Those issues could be resolved through a future special permit for expansion of the apartments.

Amend the Comprehensive Plan as follows:

1. Amend the Land Use Plan on page 17 to
 - a) change approximately 40 acres from Commercial to Urban Residential on the west side of Sun Valley Blvd. and south of West Charleston,
 - b) change from Commercial to Environmental Resources between the two railroad tracks west of Sun Valley Blvd. and
 - c) correct the boundaries east of Sun Valley Blvd. from Commercial and Industrial to Green Space and Environmental Resources as shown on the attached.

Prepared by:

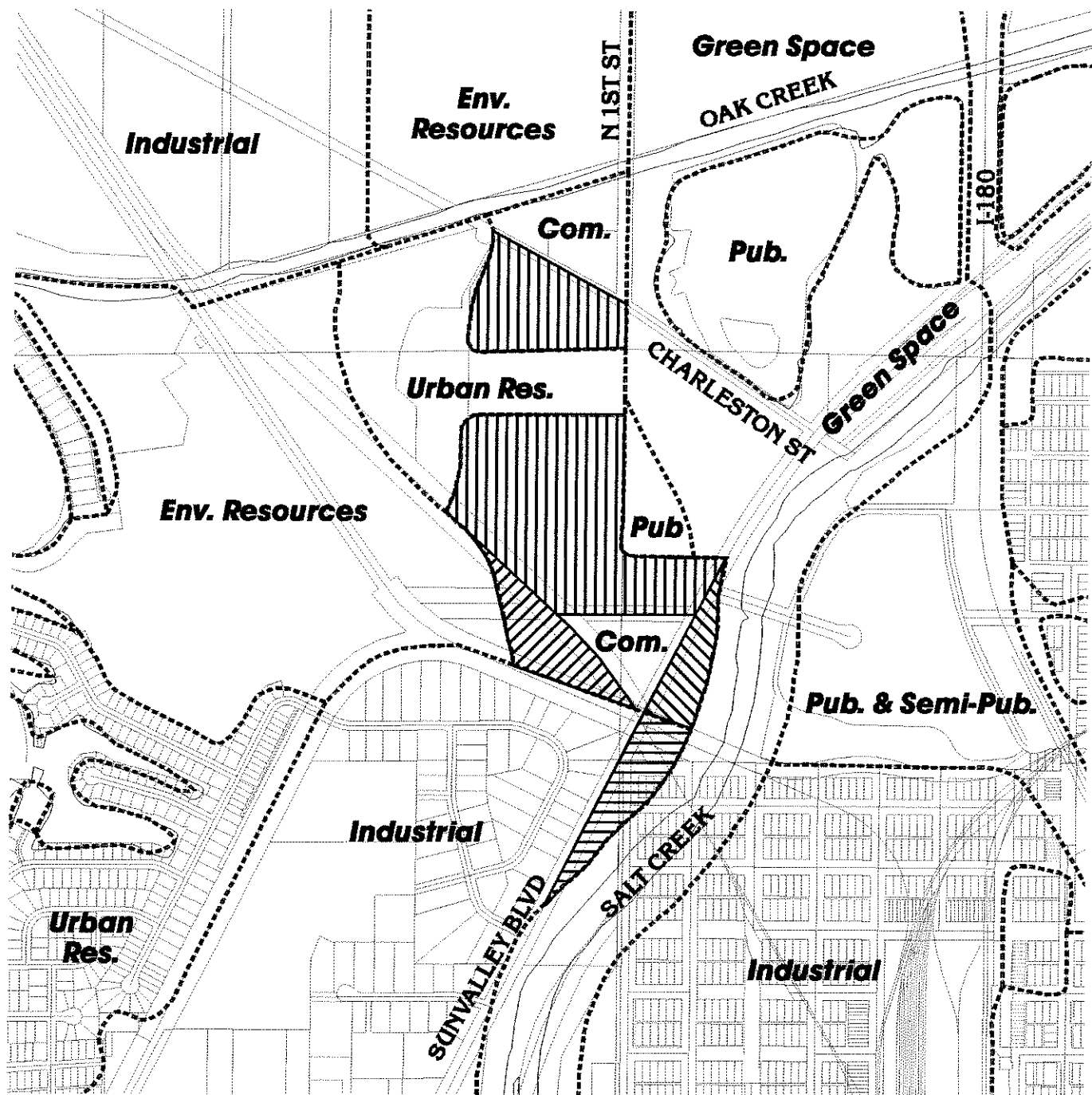


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Date: October 17, 2006

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N 1st and Charleston St

2030 Comprehensive Plan Proposal # 8

Future Service Limit

Land Use Boundary

Res

Land Use Category



From Com. to Urban Res.



From Com. to Open Space



From Com. to Env. Resources



From Ind. to Open Space



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